

ORDINANCE #2007-
Tracking No.#
Onsi Derias
PH#

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake County Zoning Board did on the 1st day of August 2007, review petition PH# , a request for rezoning from RA (Ranchette District) to CP (Planned Commercial District) for a professional office and medical services building on property generally located in the Lady Lake area – northwest of the intersection of Rolling Acres Road and County Road 466 on County Road 466, (Sec. 18/ Twp. 18S/ Rge. 24) (5 acres)

LEGAL DESCRIPTION: [EXHIBIT "A" - ATTACHED] (AK #1279691)

AND, after giving Notice of Hearing on petition for a change in the use of land, including a notice that said would be presented to the Board of County Commissioners of Lake County, Florida, on the 29th day of April, 2007, and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised, and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved, and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land subject to the following terms:

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map from RA (Ranchette District) to CP (Planned Commercial District) within accordance of this Ordinance.

- A. Land Use: To be used for professional offices, including medical services. Any other use of the site shall require an amendment of this ordinance by the Board of County Commissioners.
- B. Setbacks: Setbacks shall be in accordance with Section 3.02.05 of the Land Development Regulations as amended.
- C. Lighting: All outdoor lighting shall be so shaded and adjusted so that the light therefrom is directed on the same premises where such light source is located. No lighting shall project above any roofline.
- D. Landscaping: Landscaping shall meet all applicable requirements contained in Section 9.01.00 of the Land Development Regulations as amended.
- E. Signage: All on-site signs shall meet the requirements contained in the Land Development Regulations, Section 11.02.03 Commercial District sign regulations as amended.
- F. Development Review and Approval: Prior to the issuance of any permits, the owner shall be required to submit site plans for review and approval by the Development Review Staff or designee. The site plans shall meet all submittal requirements as contained in LDR Section 14.09.00 and comply with all County codes and ordinances, as amended.
- G. Future Development Orders: Any requested development order must comply with the Lake County Land Development Regulations, as amended, and the Comprehensive Plan, as amended.
- H. Future Amendments to Statutes, Code, Plans and/or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Land Development Regulations and include any future amendments to the Statutes, Code, Plan, and/or Regulations.

Section 2. Severability: If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 3. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this _____ day of _____, 2007.

FILED with the Secretary of State _____, 2007.

EFFECTIVE _____, 2007.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

WELTON G. CADWELL, CHAIRMAN

ATTEST:

JAMES C. WATKINS, Clerk of the
Board of County Commissioners
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY

SANFORD A. MINKOFF, County Attorney

EXHIBIT "A"

THAT PART OF GOV. LOT 7, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID GOV. LOT 7, RUN S 89DEG 41MIN 23SEC W ALONG THE SOUTH LINE OF GOV. LOT 7, 382.96 FT; THENCE N 00DEG 23MIN 23SEC W 40 FEET TO THE NORTH RIGHT OF WAY OF HIGHWAY NO. S-466 AND THE POINT OF BEGINNING; THENCE N 00DEG 23MIN 19SEC W 624.05 FEET TO THE NORTH LINE OF THE SOUTH $\frac{1}{4}$ OF GOV. LOT 7, THENCE S 89DEG 41MIN 19SEC W ALONG SAID NORTH LINE OF SAID SOUTH $\frac{1}{4}$ OF GOV. LOT 7, 349.05 FEET; THENCE S 00DEG 23MIN 19SEC E 624.04 FEET TO THE NORTH RIGHT OF WAY OF HIGHWAY NO. S-466; THENCE N 89DEG 41MIN 23SEC E ALONG THE NORTH RIGHT OF WAY 349.05 FEET TO THE POINT OF BEGINNING.